



**Petition Number:** 1406-DP-18 & 1406-SPP-14

**Subject Site Address:** East Side of Casey Road, Approximately 1,000 feet south of 186<sup>th</sup> St.

**Petitioner:** Platinum Properties Management Company, LLC

**Representative:** Brian Robinson – Stoepelwerth & Associates, Inc.

**Request:** Primary Plat and Development Plan review for 44 single family residential lots on approximately 16 acres in the Residential District 2 section of Springmill Trails in the Springmill Trails PUD.

**Current Zoning:** Springmill Trails PUD District  
Residential District 2; Underlying Zoning is SF-5

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 16 acres

**Zoning History:** Springmill Trails PUD (Ord. 11-19)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Primary Plat
4. Site Plan
5. Landscape Plan
6. Springmill Trails PUD (Ord. 11-19)

**Staff Reviewer:** Ryan Clark, AICP

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**Procedural**

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| • TAC Meeting                                   | 05/20/2014 |
| • APC Notice Deadline                           | 05/23/2014 |
| • APC First Meeting (Public Hearing)            | 06/02/2014 |
| • Revised Plan Submittal & APC Packet Materials | 06/06/2014 |
| • APC Second Meeting                            | 06/16/2014 |
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### **Procedural**

- Approval of a Primary Plat and a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
  - The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
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### **Project Overview**

#### **Project Location**

The subject property is approximately 16 acres in size and is located on the east side of Carey Road, south of 186<sup>th</sup> Street and north of SR 32 (the "Property"). The Property is bound by Casey Road to the west, agricultural property (Zoned PUD) to the north and east, and single-family detached homes to the south (zoned PUD).

#### **Project Description**

The proposed development plan is for the platting of forty-four (44) single-family detached residential lots within the Residential District 2 of the existing Springmill Trails PUD (the "Project").

### **Primary Plat Review**

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location – **COMPLIANT**
  - Any street related to the subdivision – **COMPLIANT**
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable**
  - Title, scale, north point and date – **COMPLIANT**



- Land use adjacent to proposed subdivision and owners names – **COMPLIANT**
- 2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision – **COMPLIANT**
  - Names and addresses of the owner, owners, land surveyor or land planner - **COMPLIANT**
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **NOT COMPLIANT.**
  - Easements - locations, widths and purposes - **COMPLIANT**
  - Statement concerning the location and approximate size or capacity of utilities to be installed
    - **COMPLIANT**
  - Layout of lots, showing dimensions and numbers and square footage – **COMPLIANT**
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - **COMPLIANT**
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - **COMPLIANT**
  - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
  - Building setback lines – **COMPLIANT**
  - Legend and notes - **COMPLIANT**
  - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
    - **COMPLIANT**
  - Other features or conditions which would affect the subdivision favorable or adversely – **Not Applicable**
  - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – **COMPLIANT.**
  - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - **COMPLIANT**
  - A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
    - **COMPLIANT**
  - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable to the Petition**



- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - **COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Not Applicable to the Petition**

#### **WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)**

##### **A. Zoning District Standards: Springmill Trails PUD Standards (Ord. 11-19)**

###### Section 2.3 Residential District 2:

- B. Minimum Lot Area – 5,400 sq ft (front load lots) – **COMPLIANT**
- C. Minimum Lot Frontage – 40 ft (front load lots) – **COMPLIANT**
- D. Minimum Setback Lines:
  - 1. Front yard – 20 ft (front load lots) - **COMPLIANT**
  - 2. Side yard – 6 ft (front load lots) – **Review for compliance at Building Permit Stage**
  - 3. Rear yard – 15 ft (front load lots) - **COMPLIANT**
  - 4. Minimum Lot With at Building Line – 60 ft (front load lots) – **Review for compliance at Building Permit Stage**
  - 5. Maximum Building Height - 25 ft (front load lots) – **Review for compliance at Building Permit Stage**
- E. Minimum Square Footage – **Review for compliance at Building Permit Stage**
- F. Architectural Standards – **Review for compliance at Building Permit Stage**
- G. Lot Landscaping Requirements - **Review for compliance at Building Permit Stage**
  - 1. 1 shade tree and 6 shrubs shall be planted in each front yard of a Single Family Detached - **Review for compliance at Building Permit Stage**
  - 2. 4 shrubs in each side yard - **Review for compliance at Building Permit Stage**
  - 3. 1 shade tree in the rear yard - **Review for compliance at Building Permit Stage**
  - 4. For Attached – **Not Applicable**
- H. Additional Standards
  - 1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway or 186<sup>th</sup> Street. - **Review for compliance at Building Permit Stage**
  - 2. A maximum of 15 lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way. – **COMPLIANT**
  - 3. No rear yard shall abut Eagle Parkway or 186<sup>th</sup> St. Lots shall face Eagle Parkway or 186<sup>th</sup> St or be separated by from the street by project open space a minimum of 100' in depth. See article 8.3f.

- a. (8.3f) In any case where the front of lots or dwellings do not face Eagle Parkway, 186<sup>th</sup> St, or Springmill Road, a minimum of one of the following standards shall be met:
  - i. Evergreen trees shall be planted in a double staggered row (each row planted 15' on center or
  - ii. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets- **Review for compliance at Building Permit Stage**
4. No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the district. – **Review for compliance at Building Permit Stage**
5. A minimum of three dwelling types shall be constructed within the district.
6. Included by reference, as Exhibit F, are photographs of homes that may be constructed within Residential District 2.
7. A maximum of 1250 Single Family Detached and Attached dwellings shall be permitted within Residential District 2 – **COMPLIANT**

#### Section 2.4: Development Amenities

- **N/A**

#### Section 2.5: Additional Standards:

- Maximum Density – Up to 6 dwellings per acre (Residential District 2) – **COMPLIANT**
- Maximum number of single family homes – 1950 (attached and detached) – **COMPLIANT**
- Open Space – minimum of 21% of the development area for each district – **Staff is tracking to ensure compliance.**
- Section 8.2: On-Site and Street Frontage Landscaping Requirements

#### Single Family Residential District 2, Detached: - **COMPLIANT**

- Shade Trees: 6 per dwelling unit
- Ornamental or Evergreen Trees: 4 per dwelling unit
- Shrubs: 16 per dwelling unit

**\*\*Must be planted somewhere within each individual residential district.**

#### Section 8.3: Buffer Yard Requirements – **Not Applicable**

3. Subdivision Control Ordinance – **See “Primary Plat Review” [Page 2]**
4. Development Plan Review (WC 16.04.165)



1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).
  - a. Site Access and Site Circulation:
    - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - **COMPLIANT**
    - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **COMPLIANT**
    - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - **COMPLIANT**
  - Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
  - b. Landscaping – See WC 16.06 et seq. – **See Sections 2.3(G) and 8.2**
    1. Road frontage standards: At least one shade tree every 30 lineal feet–**COMPLIANT**
  - c. Lighting – See WC 16.07 et seq. - **Not Applicable to the Petition**
  - d. Signs – See WC 16.08 et seq. - **Not Applicable to the Petition**
  - e. Building Orientation. – **See “Springmill Trails PUD Standards” [Page 3]**
  - f. Building Materials. – **See “Springmill Trails PUD Standards” [Page 3]**

5. Comprehensive Plan Compliance –

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as New Suburban. The proposed project is a development consisting of single family detached residential homes. One of the listed Development



Policies in the “New Suburban” section of the Comprehensive Plan is to ensure that new development occurs in a way that it is contiguous with existing development. The property currently borders Spring Orchard subdivision to the south and Waters Edge subdivision to the west.

6. Street and Highway Access - **To be reviewed by WPWD.**
7. Street and Highway Capacity - **To be reviewed by WPWD.**
8. Utility Capacity - **To be reviewed by WPWD and other service providers.**
9. Traffic Circulation Compatibility - **To be reviewed by WPWD.**

### **Public Policies**

#### Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.

#### Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the adjacent segment of Casey Road as a Secondary Arterial. This means a recommended sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends an eight (8) foot asphalt path within the right-of-way of major roadways, which is identified along Casey Road.

#### Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The submitted plans depict an eight (8) foot perimeter path along Casey Road.

#### Water & Sewer System-Aug 2005

The Property is served by water and sewer lines.

#### Annexation

The Property is within the corporate boundaries of the City of Westfield.

#### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.



**Staff Recommendation**

The submitted plans are compliant with the applicable PUD ordinances, zoning ordinances, and zoning commitments. Approve 1406-DP-18 and 1406-SPP-14 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.

If any APC member has questions prior to the APC meeting, then please contact Ryan Clark at 317.674.6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).